

GENERAL PLAN 2020

Traffic Modeling and Residential Land Use Distribution Map

ERRATA SHEET

*Board of Supervisors Hearing
June 16, 2004*

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Board of Supervisors Hearing – June 16, 2004

RAINBOW

The following includes corrections to map densities for Residential Property Referrals in Rainbow (Attachment B, pgs. B-178 to B-180):

51	Hadley Johnson and Jennifer Hom			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres
aa	Board Motion for Traffic Modeling (Properties West of Interstate 15, Along Rainbow Glen)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Rural Lands: 1 du/40 acres
	<u>Rural Lands: 1 du/20 acres</u>		Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres <u>Rural Lands: 1 du/20 acres</u>
ab	Board Motion for Traffic Modeling (Properties West of Interstate 15, Along Sandia Creek)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres <u>Rural Lands: 1 du/40 acres</u>	Semi-Rural: 1 du/40 acres <u>Rural Lands: 1 du/20 acres</u>	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
ac	Board Motion for Traffic Modeling (Properties Directly West of Interstate 15)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/2 acres <u>Semi-Rural: 1 du/10 acres</u>	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/10 acres

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VALLEY CENTER

The following includes corrections to a Residential Property Referral in Valley Center (Attachment B, pg. B-213):

89	Ruth Stockslager, Valley Center Oaks Partnership			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Village: 4.3 du/acre	Village: 4.3 du/acre	Village: 4.3 du/acre	Semi-Rural: 1 du/acre
	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Village: 4.3 du/acre
				Semi-Rural: 1 du/2 acres

Key Objectives:

- *Create a model for community development*
- *Develop an internally consistent general plan*
- *Assign densities based on characteristics of the land*

Rationale for April 2004 WC:

This referral is identified on the map as an area subject to further refinement during the town center planning effort. At this point in time, staff recommends retaining the August 2003 Working Copy Map density until the town center planning is completed for the southern village. The referral is located at a key intersection across from the community hall, a fire station, and an approved Specific Plan. Considering the location, the three contiguous parcels beginning at the northwest intersection of Valley Center Road and Lilac Road may be appropriate for a village density (ranging from 2 du/acre to 4.3 du/acre) and other civic uses. This area should be planned in a coordinated manner with the remainder of the southern village area. The referral area is located south of and adjacent to a significant archeological and environmentally sensitive drainage area.

~~Staff has re-evaluated its previous density recommendations for the subject parcels based upon ongoing refinements to the southern village area and the community's desire to acquire the property for a community park. The referral area is located at a key intersection across from the community hall. The Planning Group believes that a Village residential density of 4.3 du/acre (for the southern parcels along Lilac Road) could jeopardize the community's efforts to acquire and build a community park. Furthermore, the referral area is located south of and adjacent to a significant archeological and environmentally sensitive drainage area.~~